

A-8177

14344

JOURNAL--CITY COUNCIL--CHICAGO

11/18/2015

*Reclassification Of Area Shown On Map No. 4-I.*

(Application No. A-8173)

(Common Address: 3118 -- 3154 W. Ogden Ave.)

[O2015-6495]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 4-I in the area bounded by:

a line 108.3 feet northeasterly of South Kedzie Avenue as measured along the northwesterly line of West Ogden Avenue and perpendicular thereto; the alley next northwesterly of and parallel to West Ogden Avenue; a line 141 feet east of and parallel to South Kedzie Avenue; a line beginning at a point 141 feet east of South Kedzie Avenue and 103 feet south of West 16<sup>th</sup> Street, and extending northeasterly a distance of 281.16 feet to a point 201.02 feet west of South Albany Avenue and 44.20 feet south of West 16<sup>th</sup> Street; a line 193 feet southwesterly of South Albany Avenue as measured along the northwesterly line of West Ogden Avenue and perpendicular thereto; and West Ogden Avenue,

to those of a B1-1 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 5-F.*

(Application No. A-8177)

(Common Address: W. Dickens Ave. And N. Clark St.)

[O2015-6322]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 1093 District symbols and indications as shown on Map Number 5-F in the area generally bounded by:

B1-3

a line 41.84 feet south of and parallel to West Dickens Avenue; North Clark Street; a line 136.92 feet south of and parallel to West Dickens Avenue; a line 72 feet east of and parallel to North Orleans Street; a line 193.57 feet south of and parallel to West Dickens Avenue; North Orleans Street; a line 81.84 feet south of and parallel to West Dickens Avenue; and a line 60 feet east of and parallel to North Orleans Street,

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance shall take effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 5-I.  
(As Amended)  
(Application No. 18504T1)  
(Common Address: 1744 N. California Ave.)*

[SO2015-6402]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 5-I in the area bounded by:

the alley next west of and parallel to North California Avenue; a line 350 feet north of and parallel to West Wabansia Avenue; North California Avenue; and a line 325 feet north of and parallel to West Wabansia Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Existing Two-Story Frame Building and Garage; First and Second Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 14347 through 14351 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

12/12/2007

REPORTS OF COMMITTEES

A-7216  
17781

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 3-G.  
(As Amended)  
(Application Number 16292)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 3-G in the area bounded by:

West Thomas Street; a line 340.00 feet east of North Ashland Avenue; the alley north and parallel to West Thomas Street; and a line 364.00 feet east of North Ashland Avenue,

to those of an RT4 Residential Two-Flat, Townhome and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 5-F.  
(As Amended)*

(Application Number A-7216) *IPD 1093*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 5-F in the area generally bounded by:

a line 41.84 feet south of and parallel to West Dickens Avenue; North Clark Street; a line 136.92 feet south of and parallel to West Dickens Avenue; a line 72 feet east of and parallel to North Orleans Street; a line 193.57 feet south of and parallel to West Dickens Avenue; North Orleans Street; a line 81.84 feet south of and parallel to West Dickens Avenue; and a line 60 feet east of and parallel to North Orleans Street,

to the designation of an Institutional Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made of part hereof.

SECTION 2. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 1093.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately fifteen thousand seven hundred sixty (15,760) square feet (thirty-six hundredths (0.36) acre) of property located at 2050 -- 2058 North Clark Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned and controlled by the Chicago Province of the Society of Jesus ("Chicago Province"). The applicant is the City of Chicago, on behalf of Chicago Province.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by Chicago Province. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon Chicago Province, its successors and assigns and, if different from Chicago Province, the legal titleholders and any ground lessors. All rights granted hereunder to

Chicago Province shall inure to the benefit of its successors and assigns and, if different from Chicago Province, the legal titleholder and any ground lessors of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by Chicago Province or its successors and assigns. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the

Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Chicago Province" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; and Existing Zoning and Street System Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan and Ground Floor Plan; a Landscape and Green Roof Plan; and Building Elevations prepared by Searl and Associates, dated October 18, 2007. Full-sized copies of the Building Elevations and Landscape Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as an Institutional Planned Development: any Allowed Use (as defined in §17-17-0211 of the Chicago Zoning Ordinance) in the B1-3, Neighborhood Shopping District; and accessory and related uses including a chapel, kitchen, meeting space, and guest rooms provided solely for visiting members of the Province of the Society of Jesus.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. Identification signs, on-premise signs, and temporary signs such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Off-premise signs are prohibited.
7. All driveways providing ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or any part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply, except that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment located on the roof, and mechanical equipment within the building that occupies a contiguous area of one thousand (1,000) square feet or more shall be excluded.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
11. Chicago Province acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. Chicago Province shall use its best and reasonable efforts to design, construct and maintain the building located within the Planned Development in a manner generally

consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Chicago Province has agreed to install a green roof on at least fifty percent (50%) of the net available roof area which is approximately five thousand three hundred (5,300) square feet.

12. Chicago Province acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for the building and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. Substantial construction of the development contemplated by this Planned Development must commence within six (6) years following city council approval of this Planned Development. If a building permit is not obtained, or completion of the improvements is not diligently pursued, this Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of B1-3, Neighborhood Shopping District.

[Ground Floor Plan referred to in these Plan of Development  
Statement unavailable at time of printing.]

[Existing Zoning and Street System Map; Existing Land-Use Map;  
Property Line/Planned Development Boundary Line Map;  
Site Plans; Landscape/Greenroof Plan; Building  
Elevations; and Demolition Plan Referred  
to in these Plan of Development  
Statements printed on  
pages 17802 through  
17811 of this  
*Journal.*]

Bulk Regulations and Data Table, Application to the Chicago Plan Commission and Description of 2050 -- 2058 North Clark Street referred to in these Plan of Development Statements read as follows:

*Bulk Regulations And Data Table.*

Net Site Area:	15,760 square feet
Area in the Public Right-of-Way:	6,190 square feet
Gross Site Area:	21,950 square feet
Maximum Floor Area Ratio:	3.0
Setbacks from Property Line:	0 feet
Minimum Number of Parking Spaces:	10
Minimum Number of Loading Berths:	0
Maximum Floor Area Ratio:	50 feet

Application Number 529

*City Of Chicago**An Application To The Chicago Plan Commission**Under The Lake Michigan And**Chicago Lakefront Protection Ordinance.*

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.



The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 North LaSalle Street, Chicago, Illinois 60602. Phone: (Omitted For Printing Purposes)

This application form consists of five (5) parts on seventeen (17) pages:

- Part One: General Information
- Part Two: Character of Proposal
- Part Three: Zoning Information
- Part Four: Potential Impact of Proposal (2 Sections)
- Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five (5) days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

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-Section Below For Office Use Only-

Date of receipt in D.P: _____	ZBA action necessary? ____ yes ____ no
In Buildings: _____	Type and Status _____
Date of Applicant Notice to taxpayers of record: _____	Disclosure necessary? ____ yes ____ no
Date set for public hearing: _____	Simultaneous Planned Development processing ____ yes ____ no
Date on which Plan Commission published newspaper notice: _____	Previous Application this address? ____ yes ____ no; number _____
Date of publication of report of Commissioner of D.P.: _____	Zoning map amendment? ____ yes ____ no

	Disposition
Date forwarded to: DIS ____: DSS ____:	Approved _____
DPW: __: _Pk. D. __:	Disapproved _____
Other: _____	Continued ____, to: ____
_____	Date Applicant notified of decision _____

Site Address: 2050 -- 2058 North Clark Street.

#### Guidelines For Completing Part One Of The Application.

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.
3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex -- a partnership, corporation, land trust or association -- the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
5. Under the provisions of Section 194B-6. 1 of the Lake Michigan and Chicago

Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.

6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter "None" under VI A. Examples of items which should be listed include approval of F.H.A. financing, a United States Corps of Engineers permit, Federal Aviation Authority Approval, among others.

*Part One.*

*General Information.*

- I. Date of Application: July 19, 2007.
- II. Address or location of the Site of the Proposal: 2050 -- 2058 North Clark Street
- III. Information on the applicant and the owner
  - A. Applicant
    1. Name: Chicago Province of the Society of Jesus Phone: (Omitted for printing purposes)
    2. Address 2050 North Clark Street, Chicago, Illinois 60614\_\_\_\_\_
  - B. Owner
    1. Name: Same Phone: \_\_\_\_\_
    2. Address: \_\_\_\_\_

C. If the applicant is not the owner, check here \_\_\_ that proof has been attached to this application that the applicant is the duly authorized agent or representative of the owner.

D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:

1. \_\_\_ Land Trust      2. \_\_\_ Partnership or Association  
3. \_\_\_ Corporation      4. X Illinois not-for-profit corporation

IV. Brief Description of the Proposal: Applicant proposes to construct a new four (4) story building, renovate an existing building, and unite the two (2) buildings into a single-use building. The building will be used by the Applicant as administrative offices with accessory uses.

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V. The noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant: Check here XXX.

VI. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:

A. Nature of Approval: Planned Development Application introduced by the City of Chicago, Alderman Vi Daley

B. Agency: Plan Commission and City Council \_\_\_\_\_

C. Nature of Approval: \_\_\_\_\_

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Agency: \_\_\_\_\_

D. Nature of Approval: \_\_\_\_\_

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Agency: \_\_\_\_\_

Address: 2050 -- 2058 North Clark Street

### Guidelines For Completing Part Two Of The Application.

All graphic materials must be submitted in an (8.5 inches by 11 inches) format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure -- for example figure 4 -- those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, et cetera and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the "vicinity of the site" to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that "recreation areas" and "recreation space and facilities" include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, et cetera. It should present a basic rationale for the development.

For Figure 6, the applicant is urged to provide any materials at (8.5 inches by 11 inches) which will facilitate the review of his application.

### *Part Two.*

#### *Character Of The Proposal.*

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown.
- II. Figure 2: A Map of the Existing Site showing locations and dimensions of lot lines; contour intervals (five (5) foot) ; existing structures, walkways, driveways and special features.

- III. Figure 3: The Proposed Site Plan showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas.
- IV. Figure 4: Proposed Floor Plans including the ground floor, a typical floor, any floor with recreation space or facilities.
- V. Figure 5: An elevation or cross-section showing the height and number of stories for all proposed structures.
- VI. Narrative: A statement describing the Proposed Development.

In addition, the applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

*Part Three.*

*Zoning Information.*

The applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and under IV. C.

- I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

\_\_\_ required

X permitted

\_\_\_ no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the applicant is not required to complete the remainder of Part Three of this Application form.

This space for calculations \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Address: 2050 -- 2055 North Clark Street.

- II. Is Zoning Board of Appeals approval a variation or a special use either necessary or contemplated in relation to the applicant's proposal?

\_\_\_\_ yes \_\_\_\_ no.

If "yes", please explain the nature of the approval. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

District Classification	Area
A. _____	_____ square feet
B. _____	_____ square feet
C. _____	_____ square feet
D. Total Net Site Area	_____ square feet

- IV. Dwelling Units:

- A. Maximum units allowed

1. Without efficiency units: \_\_\_\_\_

2. With maximum percent of efficiency units: \_\_\_\_\_

## B. Proposed number of units

1. Dwelling units: \_\_\_\_\_
2. Efficiency units: \_\_\_\_\_
3. Total units: \_\_\_\_\_

## C. Does the applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

\_\_\_ yes     \_\_\_ no.

If "yes" there will be \_\_\_ units fewer than the maximum allowed, and the floor area ratio for the site will be increased by \_\_\_ %.

This space for calculations \_\_\_\_\_

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Address 2050 -- 2058 North Clark Street

## V. Bulk:

- A. Base Floor Area Ratio (F.A.R.), without bonuses: \_\_\_\_\_.
- B. Proposed F.A.R., include all bonuses: \_\_\_\_\_.
- C. List all bonuses used in computing B., above:
  1. \_\_\_\_\_
  2. \_\_\_\_\_



3. \_\_\_\_\_

D. Proposed Floor Area: \_\_\_\_\_ square feet.

E. Percentage of floor area devoted to interior recreation space, meeting rooms, et cetera: \_\_\_\_\_%.

VI. Off-Street Parking And Loading:

	Minimum Required	Number Proposed
A. Parking Spaces	_____	_____
B. Loading Docks	_____	_____

VII. Setbacks:

	Minimum	Proposed
A. Front	_____	_____
B. Side	_____	_____
C. Rear	_____	_____

*Part Four.*

*Potential Impact Of The Proposal.*

The Chicago Plan Commission requires that the applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the applicant's proposal, and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies:

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.

Response: The proposal does not involve publicly owned land or the park system.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lakeshore parks.

Response: The proposal does not affect the lakeshore parks.

3. Continue to improve the water quality and ecological balance of Lake Michigan.

Response: This application will not affect the water quality or ecological balance of Lake Michigan. All infrastructure and building development will conform to all applicable regulations concerning water quality.

4. Preserve the cultural, historical and recreational heritage of the lakeshore parks.

Response: This proposal will respect the heritage of the lakeshore parks.

5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.

Response: The proposal is remote from and does not affect Grant Park.

6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

Response: The proposal will not offer any recreational opportunities.

7. Protect and develop natural lakeshore park and water areas for wildlife habitation.

Response: The site does not contain any part of a lakeshore park or water area. The wildlife habitation will not be impacted.

8. Increase personal safety.

Response: The proposal will add to the safety and security in the area by constructing a new building on a vacant parcel of land will maintain the streetwall with an active business use.

9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.

Response: The proposal includes no lake edge or in-lake construction.

10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.

Response: The site includes no land east of Lake Shore Drive.

11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.

Response: The proposal will not contribute to vehicular traffic on secondary park roads. There will be ten (10) parking spaces provided on site.

12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit any roadway of expressway standards.

Response: The proposal does not include any roads and does not affect Lake Shore Drive.

13. Ensure that all port, water supply and public facilities are designed to enhance lakefront character.

Response: There are no port activities for the site. All water supply and public facilities will be designed to enhance the character of the lakefront.

14. Coordinate all public and private development within the water, park and community zones.

Response: The applicant is engaged in discussions with the City of Chicago Department of Planning, which is the coordinating agency for this location.

#### *Part Four.*

#### *Potential Impact Of The Proposal.*

#### II. Thirteen Purposes:

1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources.

Response: The public health, safety and welfare will be promoted by the implementation of this proposal as it will provide infill development and replace a vacant lot where a building previously collapsed.

2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated.

Response: The site lies in the private use zone of the Lake Michigan and Chicago Lakefront Protection Ordinance. The applicant is complying with the requirements of the Lakefront ordinance by seeking approval hereunder for the proposed development in accordance with the policies and purposes set forth in the Lakefront Ordinance.

3. To maintain and improve the purity and quality of the waters of Lake Michigan.

Response: The proposal will have no adverse impact on the water quality of Lake Michigan.

4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported.

Response: There will be no construction activities in the Lake or modification of the shoreline. Neither ecological or environmental damage nor any adverse impact on water quality will result from this proposal.

5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks.

Response: The integrity of the Lakefront Parks and the Lake are respected in this proposal.

6. To promote and provide for continuous pedestrian movement along the shoreline.

Response: The site does not physically border the Lakefront shoreline.

7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth ( $\frac{1}{4}$ ) mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible.

Response: The proposal does not impact access to the Lake or the Lakefront Parks.

8. To promote and provide for improved public transportation access to the Lakefront.

Response: The proposal does not impact public transportation.

9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks.

Response: The proposal does not include a roadway of any kind.

10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and LX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

Response: The proposal will comply with all provisions of the Chicago Zoning Ordinance and is being reviewed as a planned development. The proposal will not conflict with the purposes and policies of the Lakefront Plan of Chicago.

11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable.

Response: N/A

12. To define and limit the powers and duties of the administrative body and officers as provided herein.

Response: N/A

13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license

or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

Response: The applicant will fully comply with all applicable laws and further understands that any approval under the Lakefront Protection Ordinance will not constitute final approval to construct the proposed building.

*Description Of 2050 -- 2058 North Clark Street.*

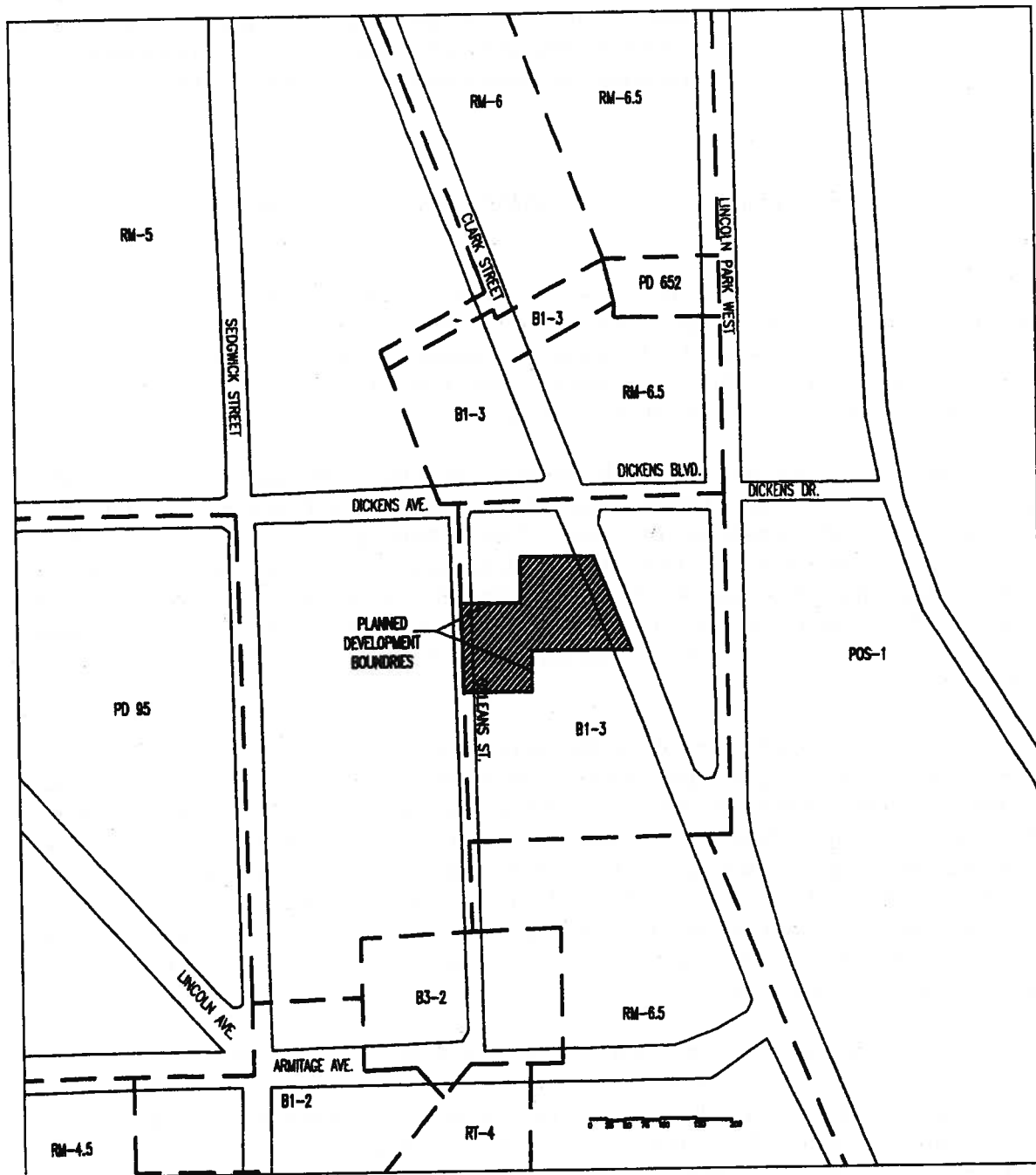
The property is owned by the Chicago Province of the Society of Jesus ("Chicago Province"), an Illinois not-for-profit corporation. The property is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection Ordinance. An application for a planned development has been filed by the City of Chicago, by Alderman Vi Daley, on behalf of the Chicago Province.

The site is an irregular-shaped lot containing fifteen thousand seven hundred sixty (15,760) square feet. The property lies between North Clark Street on the east, and North Orleans Street on the west. The portion of the property along North Clark Street is vacant, as the building which previously occupied the site collapsed. The building that fronts on North Orleans Street is a one-story structure that will remain. The building is currently used as administrative offices for the Chicago Province. Ten (10) parking spaces are on-site and are accessed from North Orleans Street.

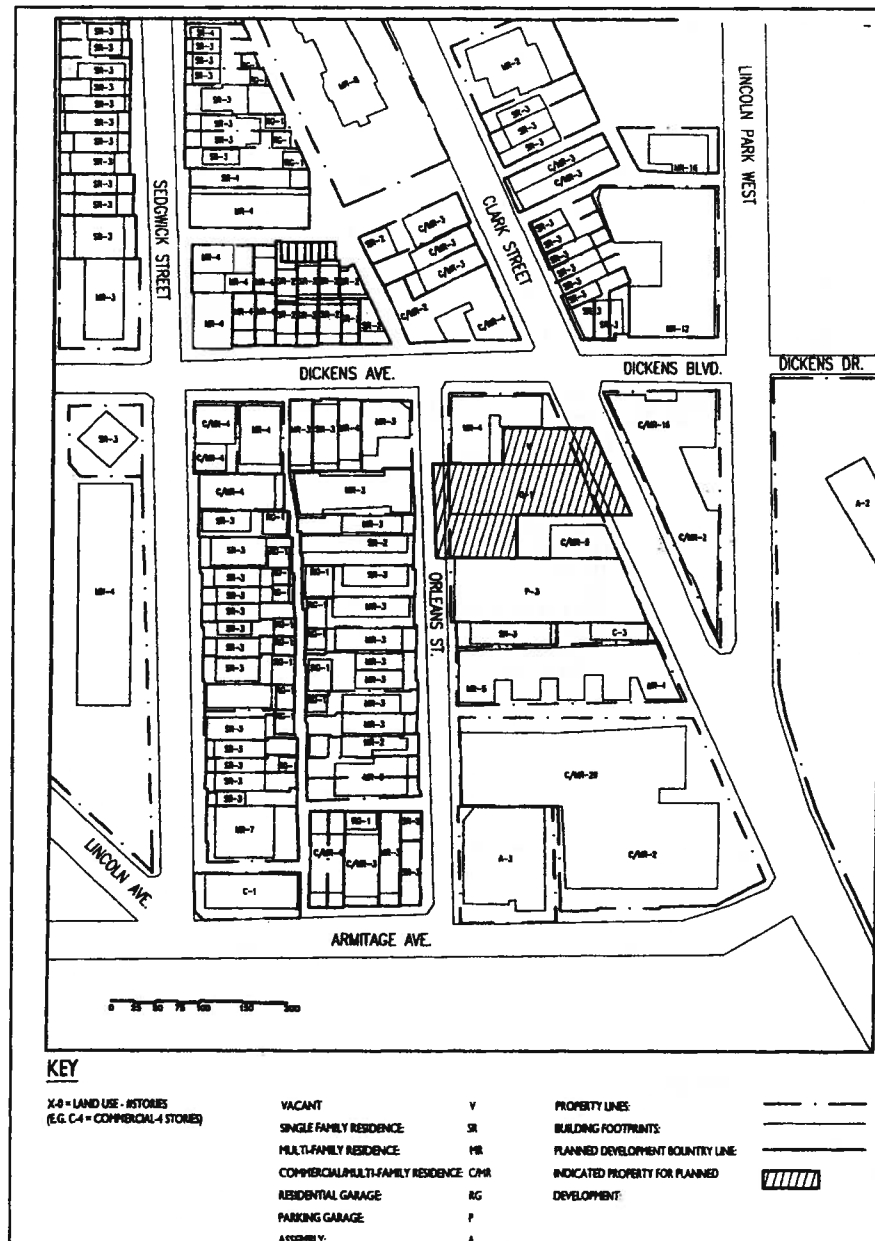
The proposed development of the site includes a new three-story building along Clark Street, with a partially enclosed fourth-level roof deck. The one-story building on North Orleans Street will be renovated and incorporated into the development. The use of the building will remain as administrative offices for the Chicago Province, providing office space for approximately twenty-two (22) people. In addition to the office space, there will be a small chapel on the second-floor and fourteen (14) guest rooms for visiting members of the Province of the Society of Jesus. The ten (10) parking spaces on site will remain, but the parking lot will be improved with landscaping.

The zoning of the site is B1-3 Neighborhood Shopping District. The permitted floor area ratio ("F.A.R.") is 3.0, which would permit a development of over forty-seven thousand (47,000) square feet. The proposed development will contain approximately twenty-five thousand (25,000) square feet with an F.A.R. of approximately 1.6, well under the development potential of the site.

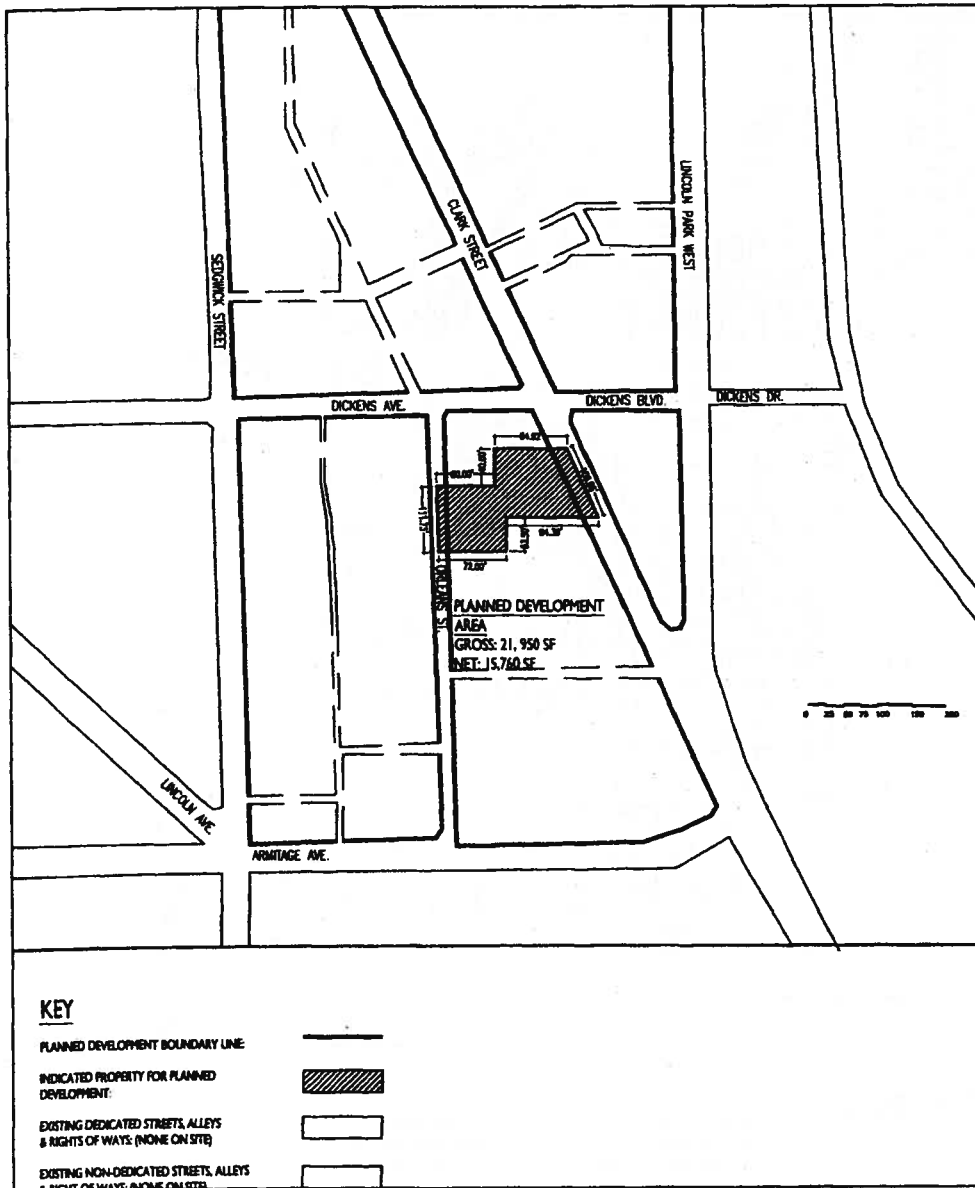
Existing Zoning And Street  
System Map.



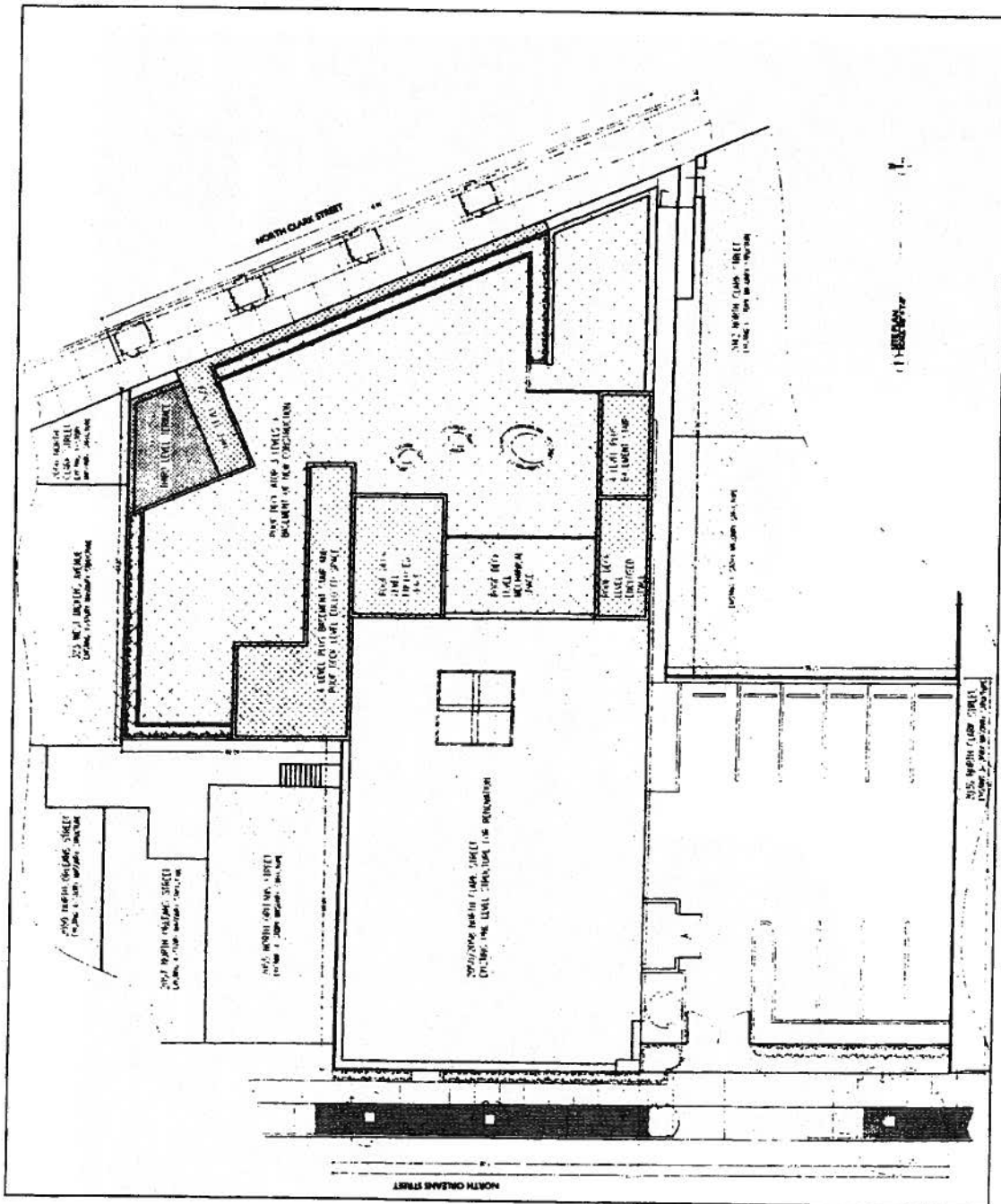




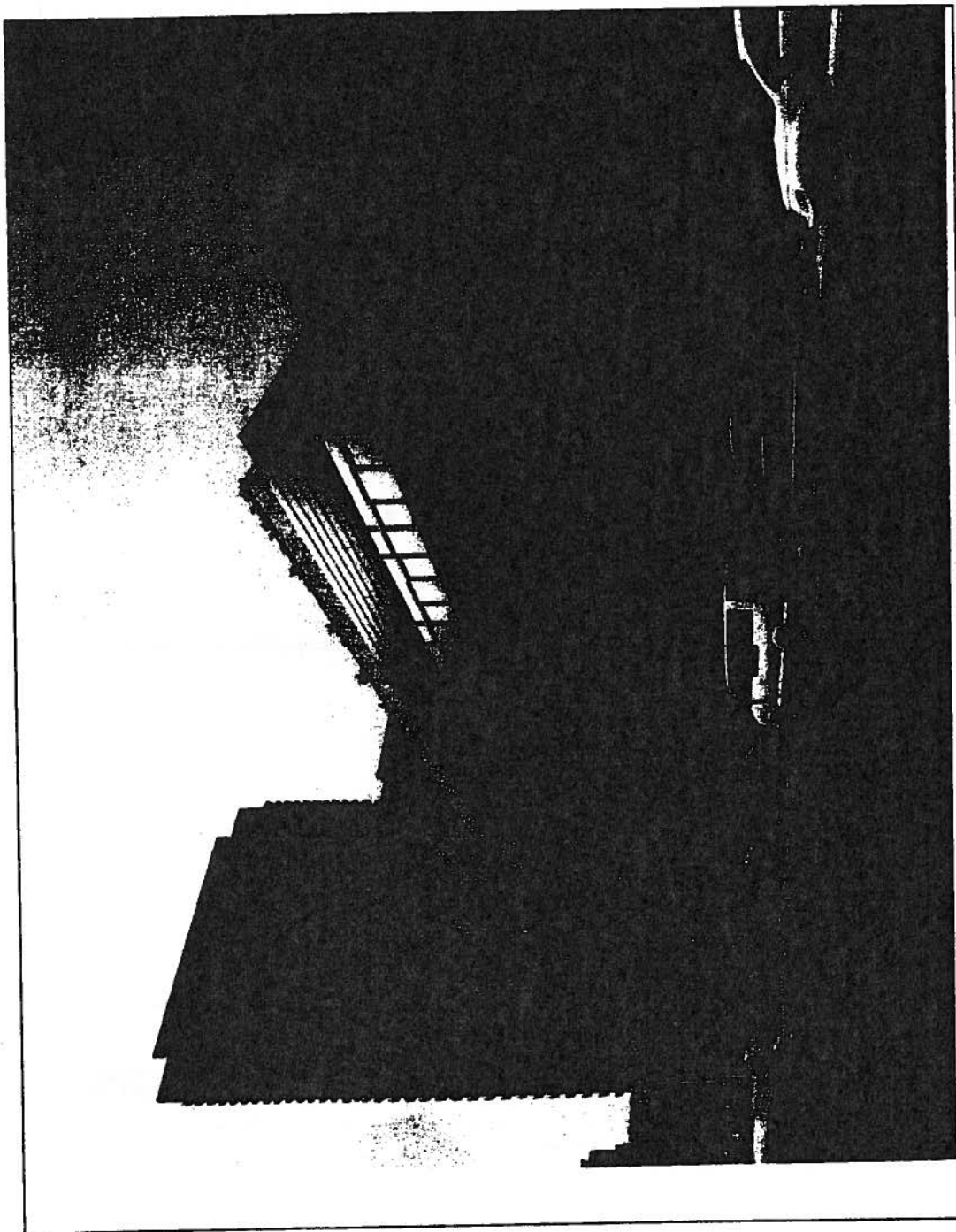
Property Line/Planned Development  
Boundary Line Map.



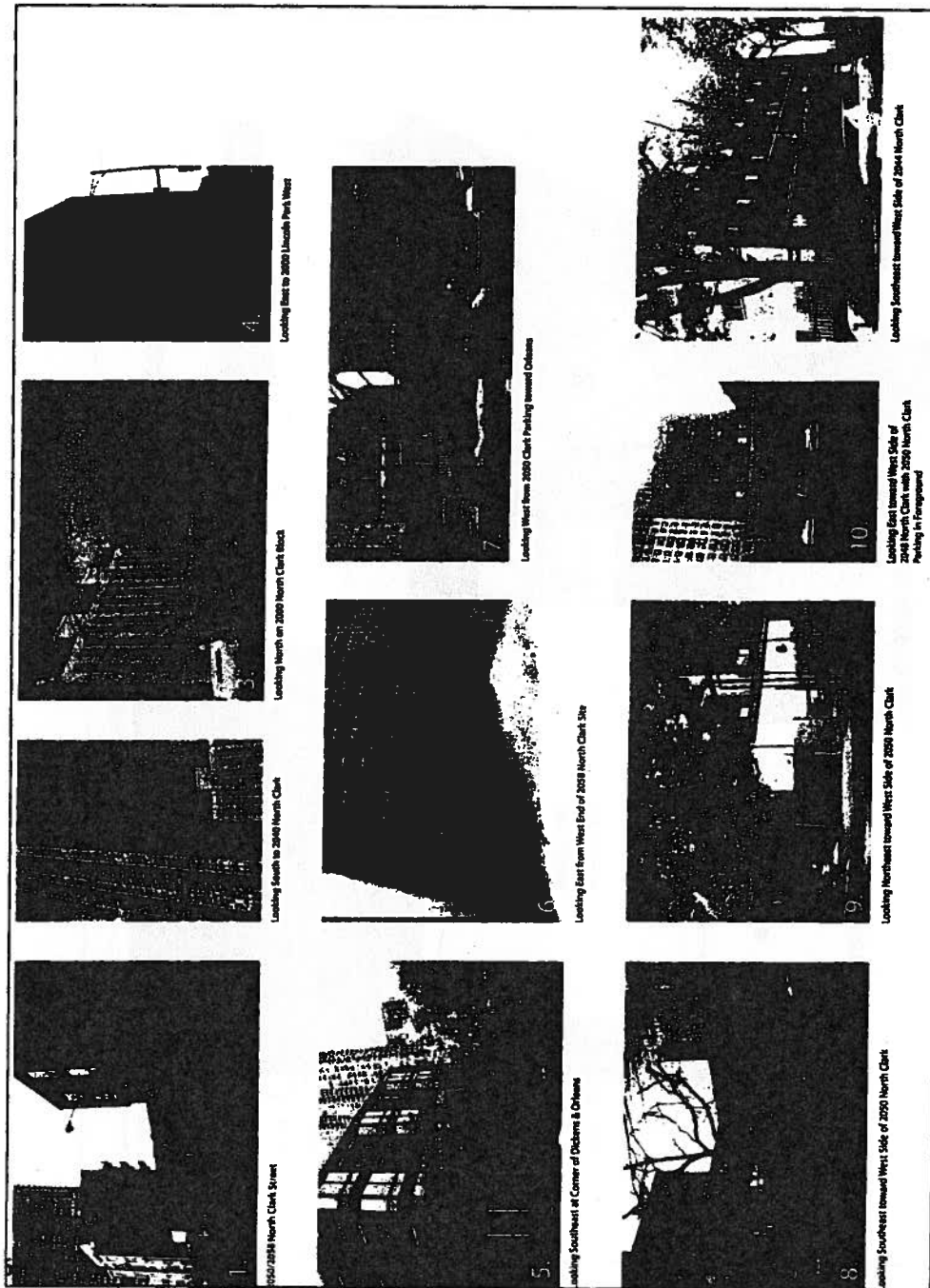
Site Plan.



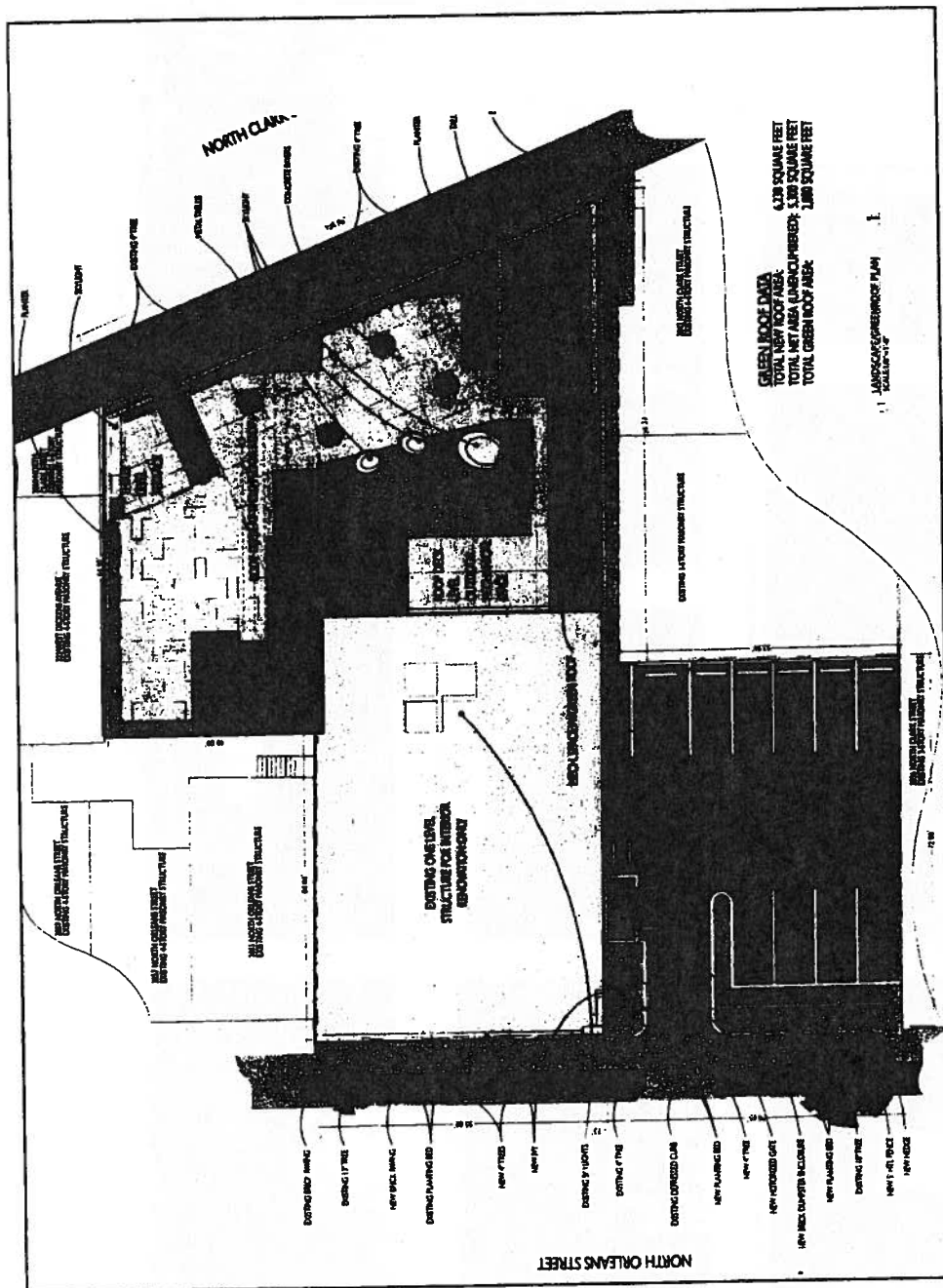
Ground Photo.  
(Page 1 of 2)



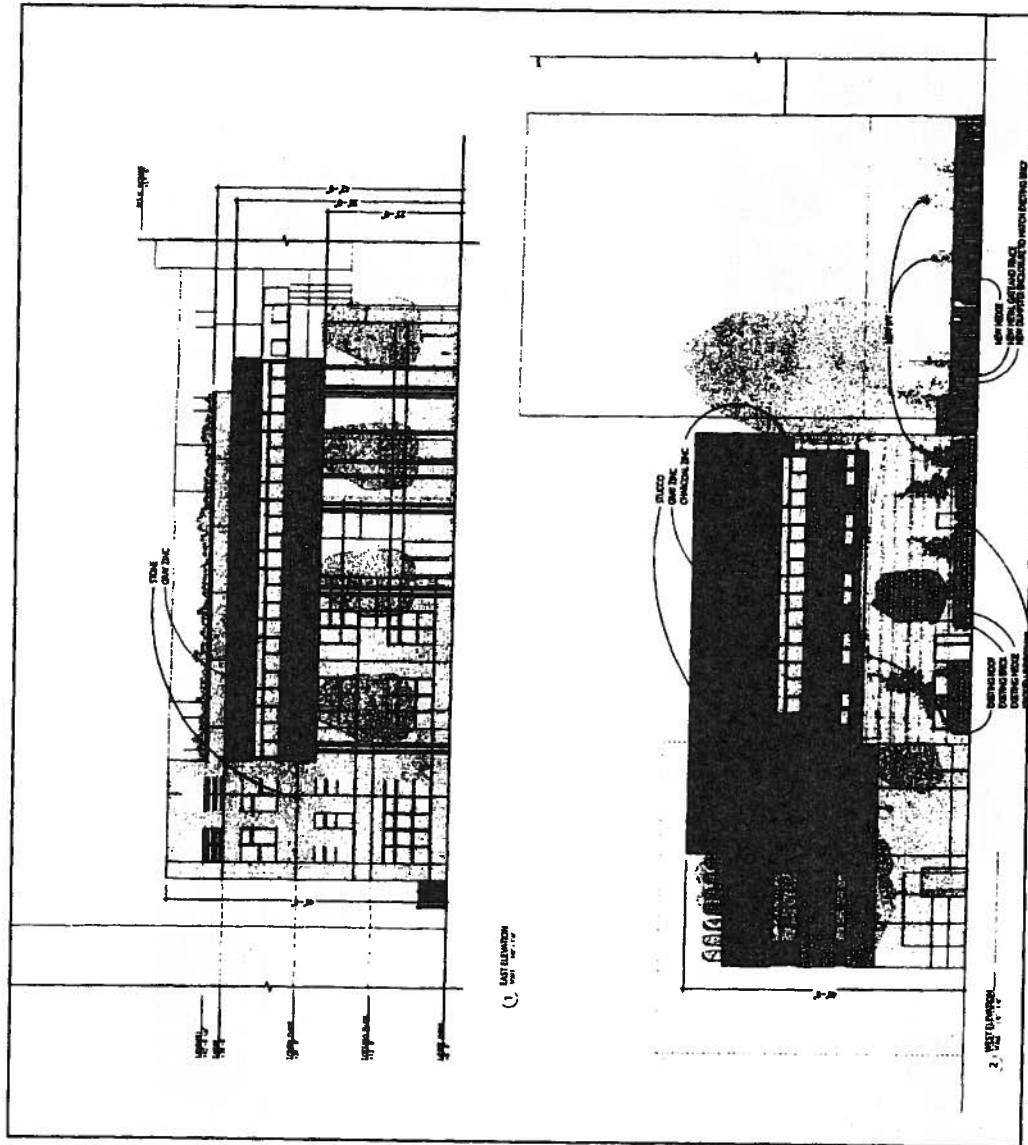
Ground Photos.  
(Page 2 of 2)



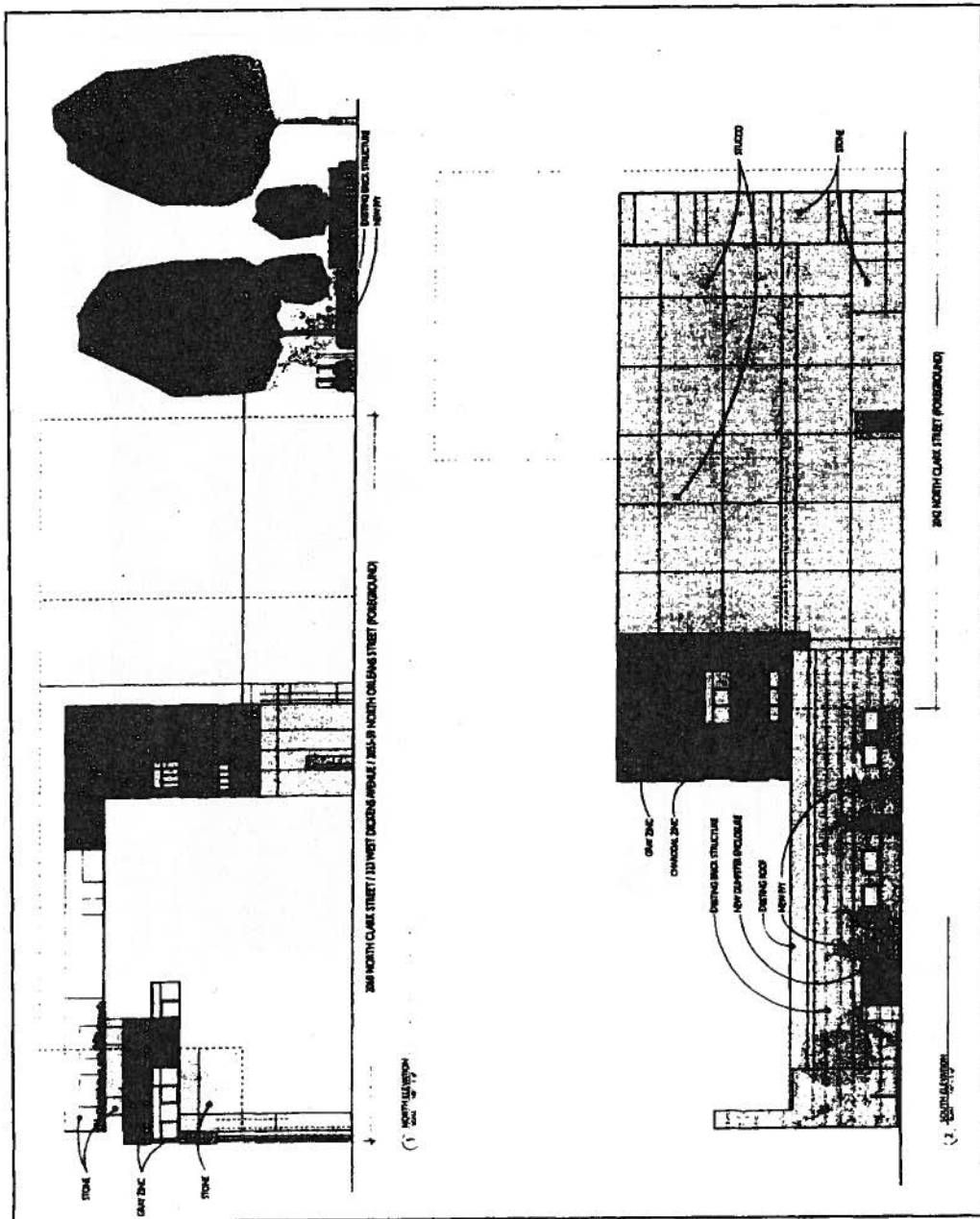
## Landscape/Green Roof Plan.



Building Elevations.  
(Page 1 of 2)

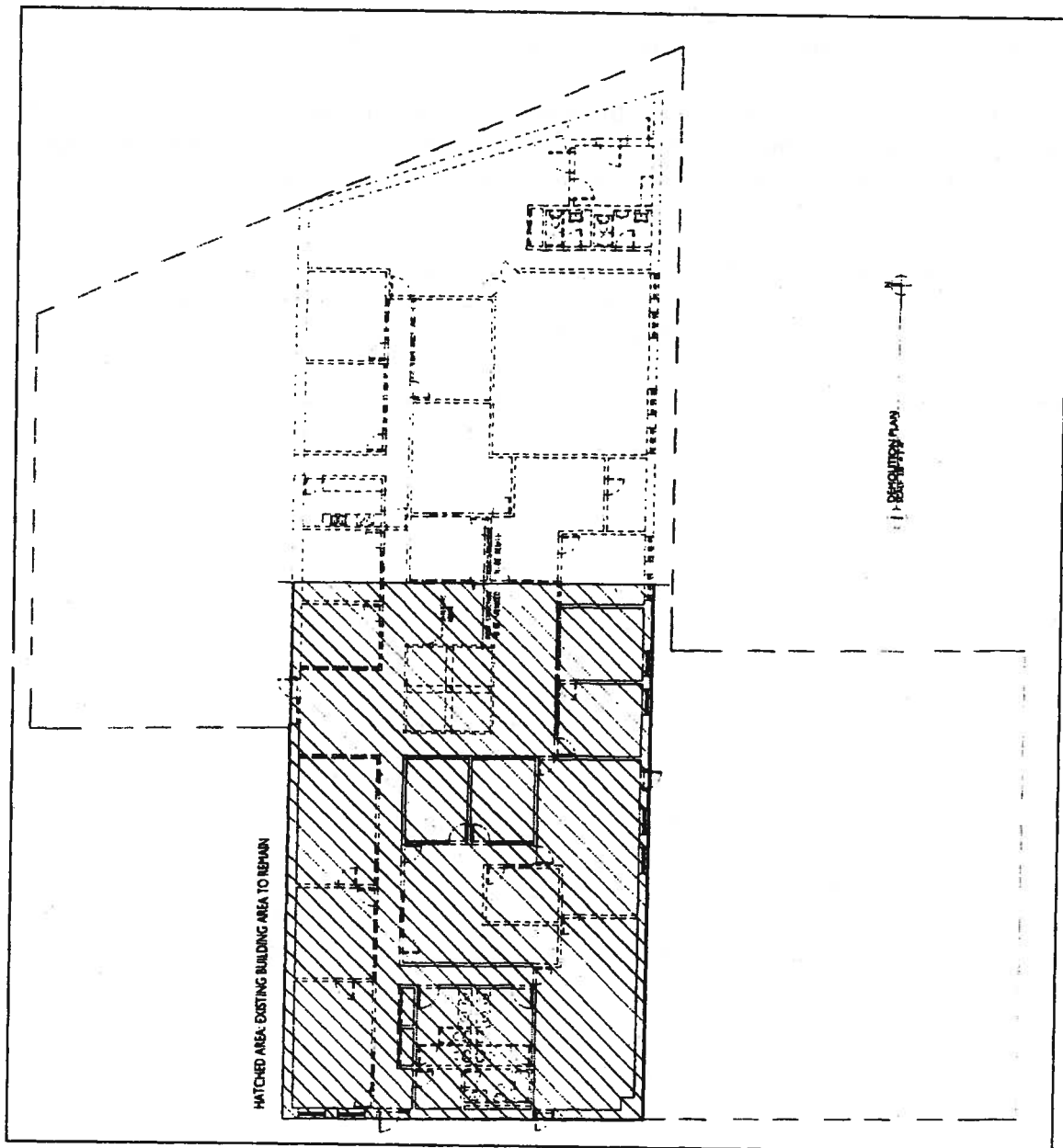


Building Elevations.  
(Page 2 of 2)





Demolition Plan.



*Reclassification Of Area Shown On Map Number 6-F.*  
(As Amended)  
(Application Number A-7263)

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 25 feet south of and parallel to West 30<sup>th</sup> Street; the public alley next east of and parallel to South Halsted Street; a line 125 feet south of and parallel to West 31<sup>st</sup> Street; and South Halsted Street,

to those of an RS1 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

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*Reclassification Of Area Shown On Map Number 6-I.*  
(Application Number 16388)

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS1 Residential Single-Unit (Detached House) District symbols as shown on Map Number 6-I in the area bounded by:

West 23<sup>rd</sup> Place; a line 144 feet east of and parallel to South Washtenaw Avenue; the public alley next south of and parallel to West 23<sup>rd</sup> Place; and a line of 120 feet east of and parallel to South Washtenaw Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.